

092.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

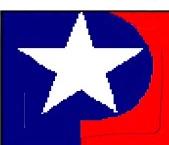
748,100 / 748,100

USE VALUE:

748,100 / 748,100

ASSESSED:

748,100 / 748,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		EPPING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TIPPARAJU SURESH KUMAR &	
Owner 2: KANUPARTHY JAYASREE	
Owner 3:	

Street 1: 48 EPPING STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: CURTIS TODD R -	
Owner 2: CURTIS JORGE VERONICA -	
Street 1: 48 EPPING STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Vinyl Exterior and 2056 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	5									430,498						430,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	317,600		430,500	748,100		59705
							GIS Ref
							GIS Ref
							Insp Date
							12/23/08

PREVIOUS ASSESSMENT								Parcel ID	092.0-0004-0012.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,600	0	6,500.	430,500	748,100	Year end	12/23/2021	
2021	101	FV	308,700	0	6,500.	430,500	739,200	Year End Roll	12/10/2020	
2020	101	FV	308,600	0	6,500.	430,500	739,100	Year End Roll	12/18/2019	
2019	101	FV	233,200	0	6,500.	436,700	669,900	669,900 Year End Roll	1/3/2019	
2018	101	FV	233,200	0	6,500.	326,000	559,200	559,200 Year End Roll	12/20/2017	
2017	101	FV	233,200	0	6,500.	295,200	528,400	528,400 Year End Roll	1/3/2017	
2016	101	FV	233,200	0	6,500.	282,900	516,100	516,100 Year End	1/4/2016	
2015	101	FV	225,400	0	6,500.	239,900	465,300	465,300 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
CURTIS TODD R,	65646-472		6/30/2015		610,000	No	No									
DOUGREY JULIANN	32297-382		1/30/2001		355,100	No	No									
CHEGE ANNIE/ETA	26688-48		9/23/1996		227,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/2/2021	1139	Addition	180,725	O					12/23/2008	Meas/Inspect	163	PATRIOT											
									3/16/2001	MLS	MM	Mary M											
									1/26/2000	Mailer Sent													
									1/26/2000	Measured	263	PATRIOT											
									12/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	14									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	10 %	OthrFix:	Rating:	OTHER FEATURES	RESIDENTIAL GRID	10	OSP (140)	10														
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Good	1st Res Grid Desc: Line 1 # Units 1	14																
Alt LUC:	Alt %:	WSFlue:	Rating:	Other	Level FY LR DR D K FR RR BR FB HB L O	Upper	Lvl 2	18																	
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Lower	Lvl 1	Totals RM: 7 BR: 4 Baths: 2 HB	Lower	23																	
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN													
Grade: C - Average	Year Blt: 1962	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	1	SFL	23										
Alt LUC:	Alt %:	Jurisdct:	Const Mod:	Override:	Kitchen:	1	7	Interior:	1	7	4		FFL	BMT	23										
Lump Sum Adj:				Total: 26.4 %	Baths:			Additions:					OSP (736)												
INTERIOR INFORMATION				Plumbing:	Electric:	Heating:	General:	Kitchen:																	
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Override:	Heating:	General:	Totals	Baths:																	
Sec Floors:	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 26.4 %	NBHD Inf: 1.00000000	General:	1	7	General:																	
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																		
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	LUC Factor: 1.00	Juris. Factor:	Before Depr:	191.18																		
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Adj Total: 431540	Special Features: 0	Val/Su Net:	133.45																		
% Com Wal	% Sprinkled	Depreciated Total: 317613		Depreciation: 113926	Final Total: 317600	Val/Su SzAd	211.17																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	Net Sketched Area: 2,380	Total: 344,289	SUB AREA	SUB AREA DETAIL													
SPEC FEATURES/YARD ITEMS									Size Ad: 1504	Gross Area: 2380	FinArea: 2056	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	BMT	100 RRM		75 F				
2	Frame Shed	D	Y	1	6X10	A	AV	1970	0.00	T	39.2	101													
More: N	Total Yard Items:	Total Special Features:	Total:	PARCEL ID 092-0-0004-0012.0												IMAGE									
AssessPro Patriot Properties, Inc																									